



CITY OF ROLLING HILLS

INITIAL STUDY
FOR
2014-21 UPDATE OF THE
HOUSING ELEMENT OF THE GENERAL PLAN

City of Rolling Hills
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TABLE OF CONTENTS

	Page No.
Page No.	
Summary and Findings	1
Purpose and Scope	2
Project Description	2
Environmental Factors Potentially Affected	8
Environmental Determination	8
Evaluation of Environmental Impacts	9
Environmental Analysis Checklist, Evaluation, & Discussion	10
Mandatory Findings of Significance.....	25
Sources Cited in Evaluation of Enviromental Impacts.....	26
List of Persons Preparing or Participating in Preparation of the Initial Studys.....	26

LIST OF FIGURES

Figure No.	Page No.
1. Project Location Map	4

LIST OF TABLES

Table No.	Page No.
1. RHNA New Housing Construction Needs by Income Group	3
2. Progress Toward Implementing the 2006-2014 Housing Element Programs	4

City of Rolling Hills

**INITIAL STUDY FOR
UPDATE OF THE
HOUSING ELEMENT OF THE GENERAL PLAN**

SUMMARY AND FINDINGS

This Initial Study assesses the potential environmental impacts of the proposed City of Rolling Hills Update of the Housing Element of the General Plan for the 2014-2021 planning period. In the Housing Element Update, the City of Rolling Hills outlines its program to preserve and promote housing opportunities, including affordable housing opportunities, in the community.

To support provision of adequate housing opportunities, the City of Rolling Hills continues to undertake the following actions:

- Provision of housing service information to community senior citizens
- Enforcement of code violations within residential neighborhoods
- Facilitating new construction by working closely with housing developers and builders
- Monitoring the City land supply
- Support for fair housing counseling and monitoring.

Through these actions and the policies and programs, the City has determined that given its numerous geologic, infrastructure, contractual, fire safety and environmental constraints, it has earnestly endeavored to meet its local and regional housing needs, and its RHNA allocation for the 2014-2021 planning period.

This Initial Study finds that the Update to the Housing Element of the City of Rolling Hills General Plan will promote housing opportunities in Rolling Hills. The Housing Element Update has been prepared consistent with the City General Plan and with State housing element law. No adverse environmental impacts will result from Housing Element Update adoption and implementation, and no mitigation measures are necessary. On the basis of this finding, a Negative Declaration is being recommended for adoption by the City Council.

PURPOSE AND SCOPE

This Initial Study serves as the environmental review of the proposed Project, as required pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The proposed Project is the City of Rolling Hills Update to the Housing Element of the General Plan.

Pursuant to Section 65580 of the Government Code, each local community in the State of California must include a Housing Element within its General Plan. The Housing Element must provide a specific analysis of the community's housing needs and a realistic set of programs designed to meet those needs. The Housing Element must be periodically updated as specified by State law.

In accordance with Section 15378(a)(1) of the Guidelines for Implementation of CEQA (CEQA Guidelines), the City of Rolling Hills (City) is required to prepare an Initial Study to determine if the proposed Project may have a significant adverse effect on the environment. This Initial Study is intended to be an informational document providing the Planning Commission and City Council of the City of Rolling Hills, other public agencies, and the general public with an objective assessment of the potential environmental impacts that could result from the implementation of the proposed Project.

PROJECT DESCRIPTION:

1. **Project title:** 2014-2021 Update to the City of Rolling Hills Housing Element of the General Plan.
2. **Applicant name and address:** City of Rolling Hills, No. 2 Portuguese Bend Road, Rolling Hills, CA 90274.
3. **Lead agency name and address:** City of Rolling Hills, No. 2 Portuguese Bend Road, Rolling Hills, CA 90274.
4. **Contact person and phone number:** Yolanta Schwartz, Planning Director, (310) 377-1521.
5. **Project location:** Citywide. Rolling Hills is located in Los Angeles County, on the Palos Verdes peninsula (See Figure I, Project Vicinity Map, below.)
6. **Approvals required:** Pursuant to State law, the California Department of Housing and Community Development (HCD) is empowered to review the housing element of each community to ensure its compliance with the provisions of the Government Code related to facilitating the improvement and development of housing in order to make adequate provisions for the housing needs of all economic segments of the community. HCD has review, but not approval, authority. The City Council will need to approve the Negative Declaration for the Housing Element Update. No other approvals will be required.

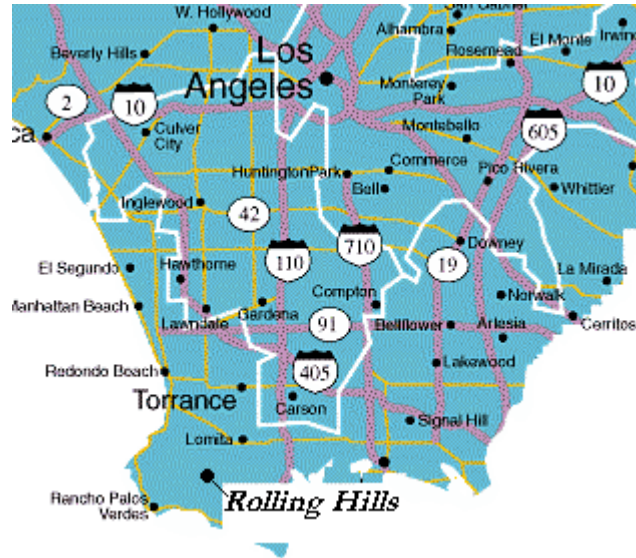


Figure 1. Vicinity Map

7. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

As illustrated in Table 1, Rolling Hills is required to provide adequate sites for the construction of 6 new dwelling units during this planning period. Of these new units, 1 should be affordable to Extremely Low Income households, 1 to Very Low Income households, 1 to Low Income households, 1 to Moderate income households, and 2 to above moderate income households.

**Table 1
RHNA New Housing Construction Needs by Income Group
for the City of Rolling Hills (2014-2021)**

Income Category	Housing Unit Construction Need by Income Group	Percent of Need by Income Group
Extremely Low (0-30% County median income) [1]	1	17%
Very Low (31-50% County median income)	1	17%
Low (50-80% County median income)	1	17%
Moderate (80-120% County median income)	1	17%
Above Moderate (over 120% County median income)	2	33%
Total Housing Unit Construction Need	6	100%

Source: SCAG Adopted Regional Housing Needs Determinations (November 2012)
[1] Extremely Low contains half (or 3) of the City Very Low Income allocation, which is 6 units.

Progress Toward Implementing the 2006-2014 (4th Cycle) Housing Element Programs

The 2006-2014 Rolling Hills Housing Element established programs to address the following primary housing goals:

- Provide for housing which meets the needs of existing and future Rolling Hills' residents.
- Maintain and enhance the quality of residential neighborhoods in Rolling Hills.
- Provide housing services to address the needs of the City's senior citizen population.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

The following section examines the progress made towards implementing the City's housing programs as set forth in the 2006-2014 Housing Element As summarized in Table 2, the City has actively pursued avenues for supporting residential development and facilitating affordable housing opportunities, despite the overwhelming constraints that limit development opportunities in Rolling Hills.

**Table 2
City Of Rolling Hills Progress Toward Implementing
the 2006-2014 Housing Element Programs**

Programs	Accomplishments
Goal 1: Provide for housing which meets the needs of existing and future Rolling Hills' residents.	
Manufactured Home Program: Permit manufactured homes on all buildable, single family lots in the City.	The City has amended its Zoning Ordinance to provide for manufactured homes, and continues to permit this program. No request for a manufactured home was submitted to the City during the past planning period.
Facilitate New Construction: The City will continue to work with and assist housing developers and builders to enable new housing to be built in the City.	The City has continued to work with and assist developers and builders. Five new units and seven replacement units have been constructed during the past planning period.
Goal 2: Maintain and enhance the quality of residential neighborhoods in Rolling Hills.	
Code Enforcement: In the event that a violation of City codes or regulations is discovered, the City works with the County and the Association to remediate the violation.	The City continues to promote code enforcement in cases of violations. An educational program including information brochures has been implemented to discourage violations. A program to accomplish compliance also has been implemented. Approximately thirty violations have occurred in the City and only six of them consisted of residential structural deficiencies, which have been corrected during the past planning period. Code enforcement is intended to protect the public health, safety and welfare, and is not considered a constraint to the development of affordable housing.
Ground Instability: Continue to explore possible solutions to ground instability problems.	The City has continued to work with property owners and geotechnical consultants to establish construction regulations and to explore other potential solutions to the problem. However, despite these continued efforts, certain property in high-risk landslide areas remains unbuildable.
Neighborhood Sponsored Sewer Districts: Promote and facilitate the development of homeowner sponsored sewer districts.	The City has retained a consulting engineer to assess the feasibility of establishing a citywide sewer system. Because of the geologic and topographic constraints, the cost of installing sewer citywide makes installation of a sewer system infeasible.
Housing Repair on Landslide Sites: Continue to allow the repair of damaged structures and remedial grading in landslide areas.	The City continues to allow repair of damaged structures and remedial grading in landslide areas with special permits.
Home Improvement Program for eligible low and moderate-income residents.	In keeping with its commitment to support housing element objectives and low income housing needs, Rolling Hills assigned its

	CDBG funds to the city Rancho Palos Verdes Home Improvement Programs for eligible low and moderate income residents to provide grants and zero percent deferred loans to correct hazardous structural conditions, eliminate blight, and improve disabled access.
Goal 3: Provide housing services to address the needs of the City's senior citizen population.	
Shared Housing Program: Actively market the two area shared housing programs – Focal Point at the South Bay Senior Services in Torrance and Anderson Senior Center in San Pedro - which assist seniors in locating roommates to share existing housing in the community.	Informational brochures advertising existing shared housing programs are available at the public counter. Records on the number of matches that have occurred during the planning period are not available.
Reverse Mortgage Program: Inform residents about the advantages of reverse mortgages. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security, and can offer a viable financing alternative to many of Rolling Hills' elderly homeowners.	The City offers referral services to seniors interested in pursuing a reverse mortgage.
Elderly Services: Rolling Hills will continue to provide information to its elderly residents concerning available senior services.	In keeping with its commitment to assist its elderly residents find needed services, the City maintains a list of local senior facilities at City Hall.
Goal 4: Promote housing opportunities for all persons regardless of race religion, sex, marital status, ancestry, national origin or color.	
Fair Housing Program: As a means of increasing public awareness of legal rights under fair housing laws, the City will advertise services offered by the Fair Housing Foundation, including housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs.	As a past participating city in the Community Development Block Grant Program, Rolling Hills cooperated with the Los Angeles office of the Fair Housing Foundation to enforce fair housing laws. Informational brochures about the Foundation are available at the City of Rolling Hills public counter and local library.

Housing Plan 2014-2021

Finally, the Housing Element Update must establish a plan for addressing the identified local and regional housing needs. The goals of the 2014-2021 Housing Element are formulated based on information provided in the Housing Needs Assessment and Constraints sections of the Housing Element document and input from the community, City officials and staff. Goals and policies of the Update are as follows:

GOAL 1: Provide for housing which meets the needs of existing and future Rolling Hills' residents.

Policy 1.1: Evaluate ways in which the City can assist in providing housing to meet special community needs.

Policy 1.2: Work with governmental entities to explore the possibility of providing affordable housing for low and moderate income and senior citizen households in the South Bay region.

Policy 1.3: Encourage the development of residential units that are accessible to the disabled or are adaptable for conversion to residential use by disabled persons.

Policy 1.4: Encourage the use of energy conservation devices and passive design concepts that make use of the natural climate to increase energy efficiency and reduce energy costs.

Policy 1.5: Continue to facilitate the development of housing in the City, taking into account existing financial, legal, and environmental constraints.

GOAL 2: Maintain and enhance the quality of residential neighborhoods in Rolling Hills.

Policy 2.1: Encourage and assist in the maintenance and improvement of existing neighborhoods to maintain optimum standards of housing quality and design.

Policy 2.2: Require the design of housing to comply with the City's building code requirements.

Policy 2.3: Require compatible design to minimize the impact of residential redevelopment on existing residences.

Policy 2.4: Enforce City housing codes to assure the upkeep and maintenance of housing in the City.

GOAL 3: Provide housing services to address the needs of the City's senior citizen population.

Policy 3.1: Provide reference and referral services for seniors, such as in-home care and counseling for housing-related issues, to allow seniors to remain independent in the community.

Policy 3.2: Maintain information regarding shared housing programs in nearby cities as an option for seniors to share existing housing in the community.

Policy 3.3: Coordinate with lending companies and institutions to educate the City's elderly homeowners as to the availability of reverse mortgage loans which allow income-poor seniors to remain in their homes.

GOAL 4: Promote housing opportunities for all persons regardless of race religion, sex, marital status, ancestry, national origin or color.

Policy 4.1: Affirm a positive action posture which will assure that unrestricted housing opportunities are available to the community, and enforce all applicable laws and policies pertaining to equal housing opportunity.

Policy 4.2: Make information on fair housing laws available to residents and realtors in the City by distributing at the City Hall public counter and on request.

Policy 4.3: Investigate any allegations of violations of fair housing laws.

Summary of 2014-2021 Quantified Objectives

Through the housing strategies outlined above, the City of Rolling Hills aims to obtain the quantified objectives required by State Housing Law. Each jurisdiction is required to establish the minimum number of housing units that will be constructed, rehabilitated, and conserved over the Housing Element planning period. The quantified objectives for the City of Rolling Hills Housing Element are summarized in below:

- Number of Units to be Constructed: 16 single-family units

- Number of Units to be Rehabilitated: 0 rehabilitation need
- Number of Units to be Conserved: 693 single-family housing units.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. If any of the factors are checked, an Environmental Impact Report (EIR) is required. If no factors are checked, a Negative Declaration or Mitigated Declaration is required.

- | | | |
|---------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazard Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | |
| <input type="checkbox"/> Geology/Soils (Liquefaction) | <input type="checkbox"/> Population/Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

ENVIRONMENTAL DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on the attached pages have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:	/s/ Yolanta Schwartz	Date:	December 26, 2013
Printed Name:	Yolanta Schwartz	Title:	Planning Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

An Environmental Checklist Form (Form) has been used to evaluate the potential environmental impacts associated with the proposed project. The Form has been prepared by the Resources Agency of California to assist local governmental agencies, such as the City of Rolling Hills, in complying with the requirements of the Statutes and Guidelines for implementing the California Environmental Quality Act. In the Form, environmental effects are evaluated as follows:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its response. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is "Potentially Significant", "Less Than Significant With Mitigation", or "Less Than Significant". "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from an "Earlier Analyses," as described in #5 below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question.
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL IMPACTS CHECKLIST:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character and quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><i>I. a), b), c), d). No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. Any development that occurs pursuant to Housing Element policies will be consistent with City planning, engineering and building requirements. No impacts relative to aesthetics are expected to occur as a result of the Housing Element.</p>				
II. AGRICULTURAL RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d) Result in loss of forest land or conversion of forest land to non-forest use?				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
<p><i>II. a), b), c), d), e). No Impact.</i> The City of Rolling Hills is an urbanized community. Policies and programs of the Housing Element Update promote infill housing. There are no designated agricultural lands or forest lands within the City. The Update will not impact any existing farmland or land zoned or contracted for farming.</p>				
<p>III. AIR QUALITY. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions with exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
<p><i>III. a), b), c), d), e). No Impact.</i> Rolling Hills is within the South Coast Air Quality Management District (SCAQMD), established to implement the California Clean Air Act of 1988 and protect air quality in California. SCAQMD's jurisdiction encompasses the counties of Los Angeles, San Bernardino, Riverside and Orange. The SCAQMD has developed the CEQA Air Quality Guidelines to assist local jurisdictions determine if a potential project may emit significant air quality impacts. Any development that occurs pursuant to Housing Element Update policies will be reviewed and processed in accordance with City planning policies and the SCAQMD CEQA Air Quality Guidelines. No impacts to air quality are expected to occur as a result of the Housing Element.</p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
IV. a), b), c), d), e), f). <i>No Impact.</i> Policies and programs of the Housing Element Update promote infill housing. Any development that occurs pursuant to Housing Element policies will occur in already urbanized areas of the community, and will be reviewed and processed in accordance with City planning policies. No impacts to biological resources are expected to occur as a result of the Housing Element Update.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
V. CULTURAL AND RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significant of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains including those interred outside of formal cemeteries?				X
V. a), b), c), d). <i>No Impact.</i> Policies and programs of the Housing Element Update promote infill housing. Any development that occurs pursuant to Housing Element policies will occur in already urbanized areas of the community, and will be reviewed and processed in accordance with City planning policies. No impacts to cultural resources are expected to occur as a result of the Housing Element Update.				
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
VI. a), b), c), d), e). <i>No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. Any development that occurs pursuant to Housing Element Update policies will be subject to City planning, engineering and building requirements. No impacts to geological conditions are expected to occur as a result of the Housing Element Update.				
VII. GREENHOUSE GAS EMISSIONS. Would the Project				
:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				
VII. a), b). <i>No Impact.</i> In 2005, in recognition of California’s vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gas would be progressively reduced, as follows: <ul style="list-style-type: none"> ▪ By 2010, reduce greenhouse gas emissions to 2000 levels; ▪ By 2020, reduce greenhouse gas emissions to 1990 levels; and ▪ By 2050, reduce greenhouse gas emissions to 80 percent below 1990 levels. Policies and programs of the Housing Element Update promote infill housing. Any development that occurs pursuant to Housing Element policies will occur in already urbanized areas of the community, and will be reviewed and processed in accordance with City planning policies. The Housing Element Update is a policy document consistent with the City General Plan. It will not result in changes that will increase greenhouse gas emissions or conflict with applicable policies.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the Project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the Project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
VIII. a), b), c), d), e), f), g), h). <i>No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. The City is not within an airport or airfield safety hazard zone. Any development that occurs pursuant to Housing Element Update policies will be subject to state and local regulations regarding the transport, use and disposal of hazardous materials, and to City planning, engineering and building requirements. No impacts relative to hazards are expected to occur as a result of the Housing Element Update.				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche or mudflow?				X
IX. a), b), c), d), e), f), g), h), i), j). <i>No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. Any development that occurs pursuant to Housing Element Update policies will be subject to state and local regulations regarding water quality, run-off and hydrology, and to City planning, engineering and building requirements. No impacts relative to water quality or hydrology are expected to occur as a result of the Housing Element Update.				
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. a), b), c). <i>No Impact.</i> The City of Rolling Hills has prepared its Housing Element Update in accordance with Section 65580 et. al. of the Government Code. The Housing Element Update also has been prepared consistent with the City of Rolling Hills General Plan and the community’s vision of its housing needs and objectives. Accordingly, this Housing Element examines Rolling Hills’s housing needs as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives and policies concerning those needs. It includes a housing program responsive to current and future needs, consistent with available resources. Any subsequent discretionary actions or development that occurs pursuant to Housing Element policies will be reviewed and processed in accordance with City planning policies. The Element has been prepared in full compliance with the State housing law, and no potential adverse impacts relative to land use are expected to occur.				
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
recovery site delineated on a local general plan, specific plan or other land use plan?				
<p><i>XI. a), b). No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. Any development that occurs pursuant to Housing Element policies will be subject to City planning, engineering and building requirements. No impacts relative to mineral resources are expected to occur as a result of the Housing Element Update.</p>				
<p>XII. NOISE. Would the project:</p>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the Project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the Project area to excessive noise levels?				X
<p><i>XI. a), b), c), d), e), f). No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. Any development that occurs pursuant to Housing Element policies will be subject to City planning, engineering and building requirements. No impacts relative to noise are expected to occur as a result of the Housing Element Update.</p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p><i>XIII. a), b), c). No Impact.</i> Policies and programs of the Housing Element Update promote infill housing in order to meet the State and regionally mandated RHNA obligation for affordable housing. Any subsequent development accomplished pursuant to the Housing Element Update will be consistent with State and regional growth mandates. The Update will not displace housing or people, but conversely, is intended to increase affordability of the planned housing supply, which can support retention of households in all income categories. No significant impacts relative to population or housing are expected to occur as a result of the Housing Element Update.</p>				
<p>XIV. PUBLIC SERVICES. Would the project: result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
<p><i>XIV. a), b), c), d), e). No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. As noted under response #XII, above, any subsequent development accomplished pursuant to the Housing Element Update will be consistent with State and regional growth mandates. Subsequent development also will be subject to City planning, engineering and building requirements. No impacts to public services are expected to occur as a result of the Housing Element Update.</p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
XV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X
<p><i>XV. a), b. No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. As noted under response #XII, above, any subsequent development accomplished pursuant to the Housing Element Update will be consistent with State and regional growth mandates. Subsequent development also will be subject to City planning, engineering and building requirements. No impacts to recreation are expected to occur as a result of the Housing Element Update.</p>				
XVI. TRANSPORTATION/ TRAFFIC. Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.) taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p><i>XVI. a), b),c), d), e), f). No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. As noted under response #XII, above, any subsequent development accomplished pursuant to the Housing Element Update will be consistent with State and regional growth mandates. Subsequent development also will be subject to City planning, engineering and building requirements. No impacts to transportation or traffic are expected to occur as a result of the Housing Element Update.</p>				
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project as projected demand in addition to the provider's existing commitments?				X
d) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
e) Have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements needed?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state and local statutes and regulations related to solid waste?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<p><i>XVII. a), b),c), d), e), f), g). No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. As noted under response #XII, above, any subsequent development accomplished pursuant to the Housing Element Update will be consistent with State and regional growth mandates. Subsequent development also will be subject to City planning, engineering and building requirements. No impacts to utilities are expected to occur as a result of the Housing Element Update.</p>				
<p>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</p>				
<p>A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory?</p>				X
<p><i>XVIII. A. No Impact.</i> As discussed in Items # IV and V, policies and programs of the Housing Element Update promote infill housing. Any development that occurs pursuant to Housing Element policies will occur in already urbanized areas of the community, and will be reviewed and processed in accordance with City planning policies. No impacts that will cause substantial degradation of biological or cultural resources are expected to occur as a result of the Housing Element Update.</p>				
<p>B. Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>				X
<p><i>XVIII. B. No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. As noted under response #XII, above, any subsequent development accomplished pursuant to the Housing Element Update will be consistent with State and regional growth mandates. Subsequent development also will be subject to City planning, engineering and building requirements. No cumulative impacts are expected to occur as a result of the Housing Element Update.</p>				
<p>C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X		

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<p><i>XVII. C. No Impact.</i> The Housing Element is a policy document that analyzes housing need and promotes affordable housing. Any development that occurs pursuant to Housing Element Update policies will be subject to state and local regulations, and to City planning, engineering and building requirements. No impacts that will cause substantial adverse effects on human beings, either directly or indirectly are expected to occur as a result of the Housing Element Update.</p>				

SOURCES CITED IN EVALUATION OF ENVIRONMENTAL IMPACTS:

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents outlined below are hereby incorporated by reference, and the pertinent material is summarized throughout this Initial Study where that information is relevant to the analysis of impacts of the proposed project. All documents incorporated by reference are available for review at the City of Rolling Hills Community Development Department, No. 2 Portuguese Bend Road, Rolling Hills, CA 90274. The office hours are Monday through Friday between 7:30 a.m. and 5:00 p.m.

1. City of Rolling Hills, General Plan (current)
2. City of Rolling Hills Zoning Code (current)

LIST BELOW THE PERSON OR PERSONS WHO PREPARED OR PARTICIPATED IN THE PREPARATION OF THE INITIAL STUDY:

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